

July 9, 2023

Dominika Fus
1006-518 Rochester Street
Ottawa, ON
K1S 5W4

RE: REVISED TREE INFORMATION REPORT (FULL) FOR 160 SUNNYSIDE AVENUE, OTTAWA

This report details tree information for the above noted property in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The By-law reflects Section 4.8.2. of the City of Ottawa's Official Plan which calls for the retention of the City's urban forestry canopy and, in particular, the protection of large, healthy trees.

Tree information reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Within the inner urban area of Ottawa distinctive trees are identified as having diameters of 30cm and greater at 1.3m from grade. One such tree was found on neighbouring private property at 156 Sunnyside Avenue – a butternut (*Juglans cinerea*). Trees of any diameter on adjacent City of Ottawa property are also to be included in tree information reports. Two such trees were found: one in front of 156 Sunnyside – a red maple (*Acer rubrum*) and a little-leaf linden (*Tilia cordata*) in front of 162 Sunnyside. Table 1 on page 2 of this report details the trees found adjacent to the subject property.

The proposed work consists of the demolition of the existing single family dwelling and construction of a new semi-detached dwelling. Field work for this report was completed in May and August 2022.

Pictures 1 and 2 on pages 7 and 8 of this report show the two trees located on or near 156 Sunnyside Avenue. Both pictures were taken in August 2022.

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) is listed as threatened on the SARO and so is protected from harm. A leaf sample was collected from the butternut on the neighbouring property and sent for hybridity testing. It was found to be a pure butternut so a butternut health assessment (BHA) was prepared and submitted to the Ministry of Environment, Conservation and Parks (MECP). As the tree was found to be a Category 2 (*i.e.* 'retainable'), compensation is required due to the harm caused by excavation for the new foundation which will be within 25m of the tree. The property owner will be responsible for registering this harm with the MECP and arranging and paying for compensation through a third party.

TREE SPECIES, OWNERSHIP, SIZE, CONDITION AND REMOVAL STATUS

Table 1 below details the species, ownership, size (diameter), condition and removal status of the trees adjacent to the subject property. The tree information plan included on page 3 of this report shows the trees in relation to proposed construction.

Table 1. Tree information for 160 Sunnyside Avenue

Tree No.	Tree species /Tolerance to Construction ¹	Owner -ship	DBH ² (cm)	CRZ ³ (m)	Distance to excavation (m) ⁴	Tree Condition, Age Class, Condition Notes, and Species Origin	Reason for removal	Forester's Opinion re. Removal
1	Little-leaf linden (<i>Tilia cordata</i>) / Poor-Moderate	City	68.4	6.8	>7	Good; very mature; typical upright, growth form; dense crown; introduced species	Not applicable- to be preserved	NA
2	Red maple (<i>Acer rubrum</i>) / Moderate-Good	City	62.6	6.3	<2	Fair; very mature; central stem with competing lateral at 6m on southwest; crown raised to approximately 8m; poor pruning wound closure (low vigour); moderately dense crown holding mildly chlorotic foliage; native species	Not applicable- to be preserved	NA
3	Butternut (<i>Juglans cinerea</i>) / Poor	Neighbour	+/-50	+/-5	>7	Very good; mature; co-dominant stems at 1.5m, both of which bisect at 2m leading to 4 competing and one suppressed lateral; crown thinned in recent past; very few outward signs of butternut canker (<i>Ophiognomonia clavigena-juglandacearum</i>); native species	Not applicable- to be preserved	NA

¹ As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ² Diameter at breast height, or 1.3m from grade (unless otherwise indicated); ³ Critical root zone (CRZ) is considered as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm; ⁴ Approximate distances only

GENERAL NOTES

THIS DOCUMENT IS THE PROPERTY OF JAMES BECKETT ARCHITECT INC.
(2020/2021)

LEGEND
TREE
CRITICAL ROOTZONE

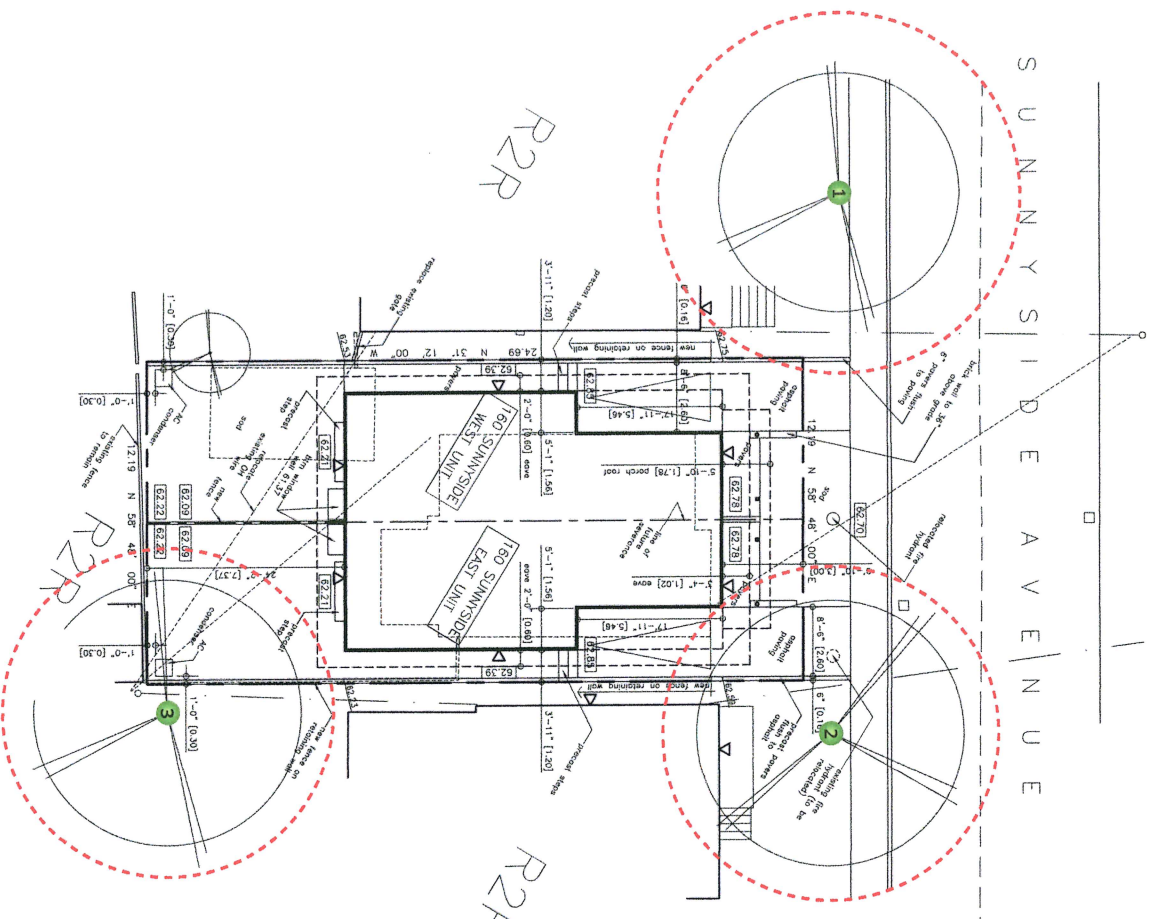


Tree Information Plan
160 SUNNYSIDE
CITY OF OTTAWA



DATE	15/04/2022	BY	R.P.F.	REVIEWED BY	
DATE	2022-06-22	BY	SS	REVIEWED BY	
DATE	1	BY		REVIEWED BY	

160 S



TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied for the trees to be preserved. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (City of Ottawa tree protection barrier detail included on page 6).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's crown.

TREE PRESERVATION MEASURES

As noted on the plan on page 3, the existing fire hydrant is to be relocated from within the CRZ of the maple on City property (tree #2). In order to help mitigate root loss, the following measures will be taken:

1. Hydro excavation of the area around the hydrant to carefully expose roots. Exposed roots will then be cleanly cut and sealed before being reburied. Excavation can then resume using traditional mechanical means. Sealing the cleanly cut root ends with a beeswax product will help prevent the loss of moisture and facilitate healing.
2. If the excavation is to be left open for any time a covering of at least three layers of moistened burlap is to be draped over the exposed face of excavation closest to the tree. This will help reduce the loss of moisture from cut root ends and the surrounding soil.

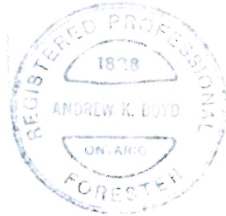
REPLACEMENT TREE PLANTING OR COMPENSATION

As no existing trees are expected to be lost as a result of the proposed construction no tree planting or other compensation is required in this instance.

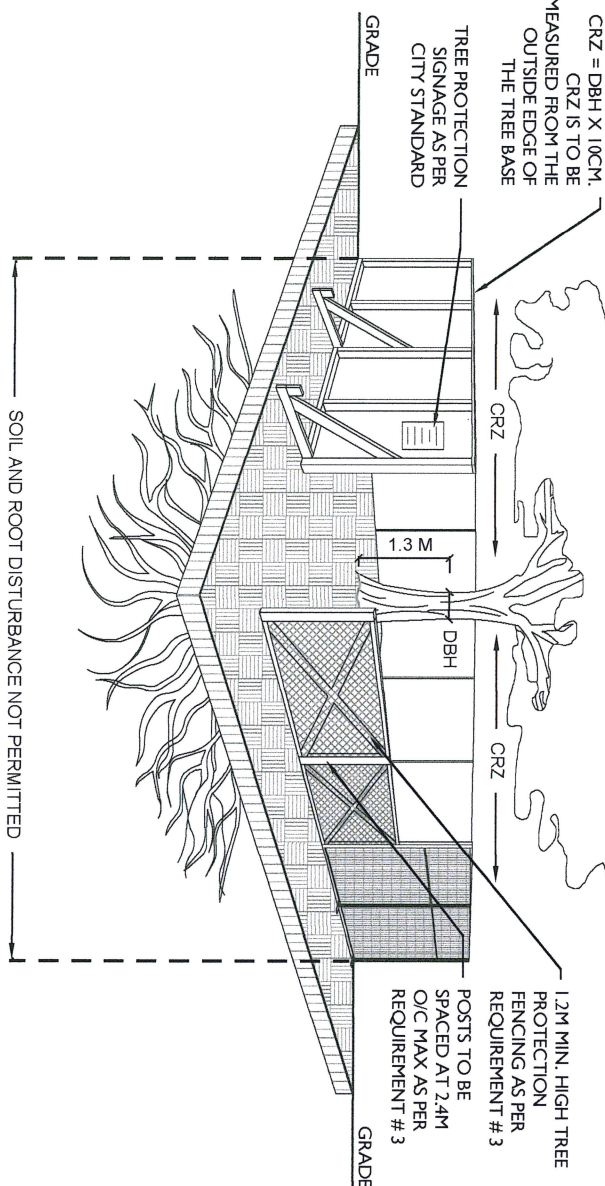
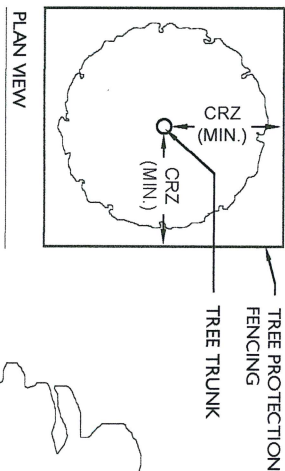
I trust this report satisfies your requirements. Please do not hesitate to contact the undersigned with any questions or comments you may have.

This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Yours,

A handwritten signature in blue ink, appearing to read "Andrew K. Boyd".

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1



Picture 1. Tree #2, city owned red maple in front of 156 Sunnyside Avenue (note location of existing hydrant just behind tree).



Picture 2. Tree #3, privately owned butternut in back yard of 156 Sunnyside Avenue

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported. Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.



Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for: 1) any legal description provided with respect to the property; 2) issues of title and/or ownership with respect to the property; 3) the accuracy of the property line locations or boundaries with respect to the property; 4) the accuracy of any other information provided by the client or third parties; 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and, 6) the unauthorized distribution of the report.

INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

